



# **FREDERICK COUNTY PLANNING COMMISSION**

**April 11, 2018**

---

**TITLE:** **FY-2018 Frederick County Installment Purchase Program (IPP) Applications**

**FILE NUMBER:** **N/A**

**REQUEST:** **A finding of consistency with the County Comprehensive Plan.**

**PROJECT INFORMATION:**

ADDRESS/LOCATION: multiple, see attached

TAX MAP/PARCEL:

COMP. PLAN:

ZONING:

PLANNING REGION:

WATER/SEWER:

**APPLICANT/REPRESENTATIVES:**

APPLICANT: multiple, see attached

OWNER:

ENGINEER:

ARCHITECT:

ATTORNEY:

**STAFF:** Anne Bradley, Land Preservation Admin.

**RECOMMENDATION:** Find consistent with the County Comprehensive Plan

**ATTACHMENTS:**

EXHIBIT 1- Maps

## STAFF REPORT

### ISSUE

The request is for a finding of consistency with the County Comprehensive Plan for IPP applications #18-01 to #18-10.

### BACKGROUND

The Frederick County Installment Purchase Program (IPP) was created in 2002 to supplement local land preservation efforts and to provide an attractive alternative to existing land preservation programs. The IPP Program utilizes a dedicated revenue source, a portion of the local recordation tax collections, to make offers to landowners for permanent preservation easements. Since 2002, the County has permanently preserved 121 farms on 18,767 acres.

The County received 25 applications for the FY-2018 Installment Purchase Program (IPP) Easement Acquisition Program encompassing 2,901 acres of land. These 25 applications include 12 new applications with the remaining being re-applications from previous years. Preliminary funding estimates indicate that not all 25 applicants will be able to receive offers. For this reason staff is only forwarding the top 10-ranked applications to a public hearing for consideration by the County Council. These 10 applications would encompass 1,547 acres of land.

Staff has included all 10 of the applications for a more detailed review due to the fact that many applications in the FY-2018 cycle are new, and because some of the applications that have been previously reviewed by the Planning Commission are of interest with respect to the County's Comprehensive Plan.

### **County Comprehensive Plan**

All of the applications are designated Agricultural/Rural and or Natural Resource in the Comprehensive Plan. Applications within proximity to municipalities were forwarded to the municipality for comment. Comments received will be forwarded to the Commission.

### RECOMMENDATION

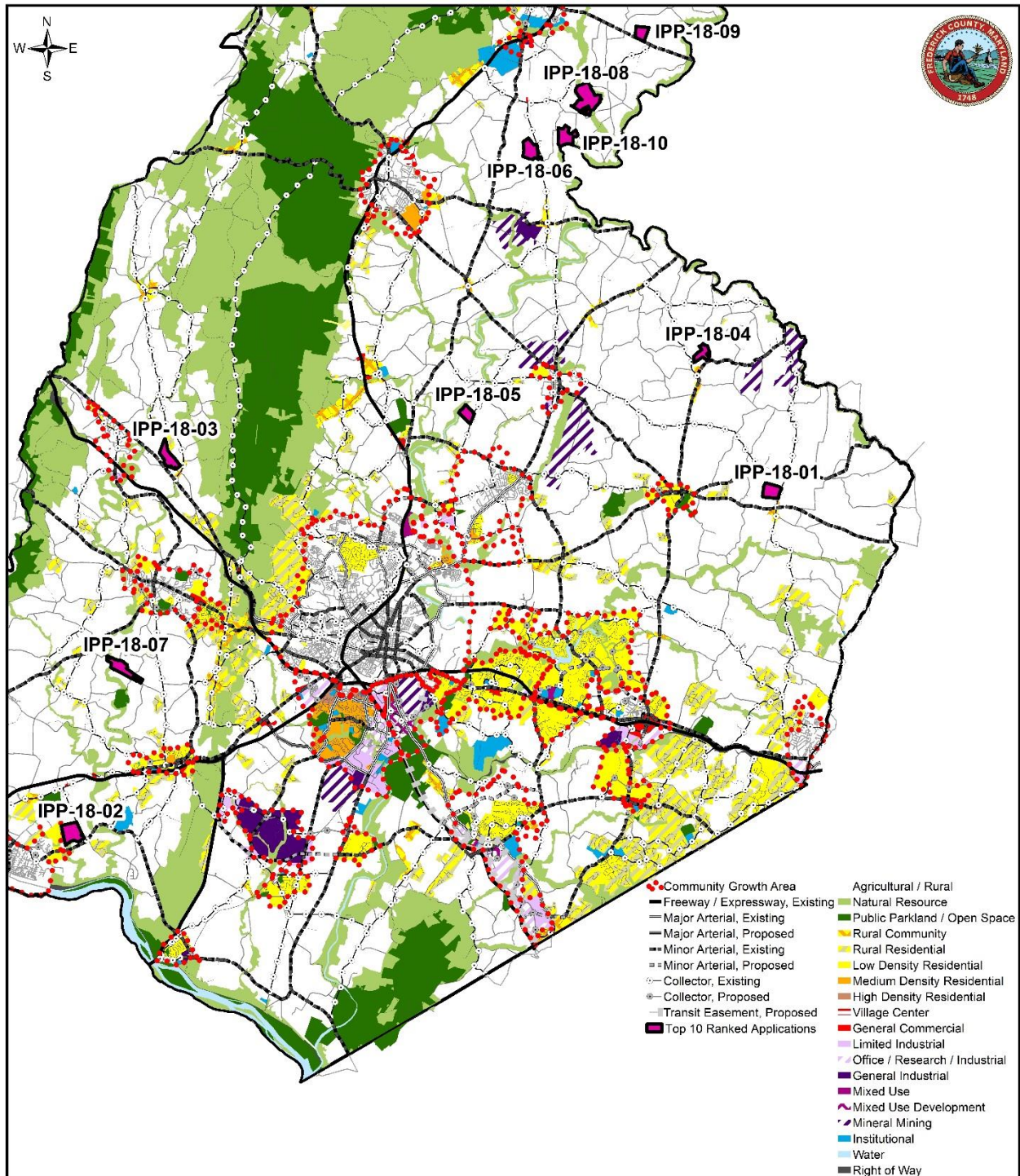
Staff recommends a finding of consistency with the County Comprehensive Plan on applications #18-01-#18-10.

### **PLANNING COMMISSION ACTION**

#### MOTION TO FIND CONSISTENT

I move that the Planning Commission **FIND the Fiscal Year 2018 Frederick County Installment Purchase Program (IPP) applications, file numbers #18-01 to #18-10 to be consistent with the County Comprehensive Plan,** as listed in the staff report based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.

# EXHIBIT 1



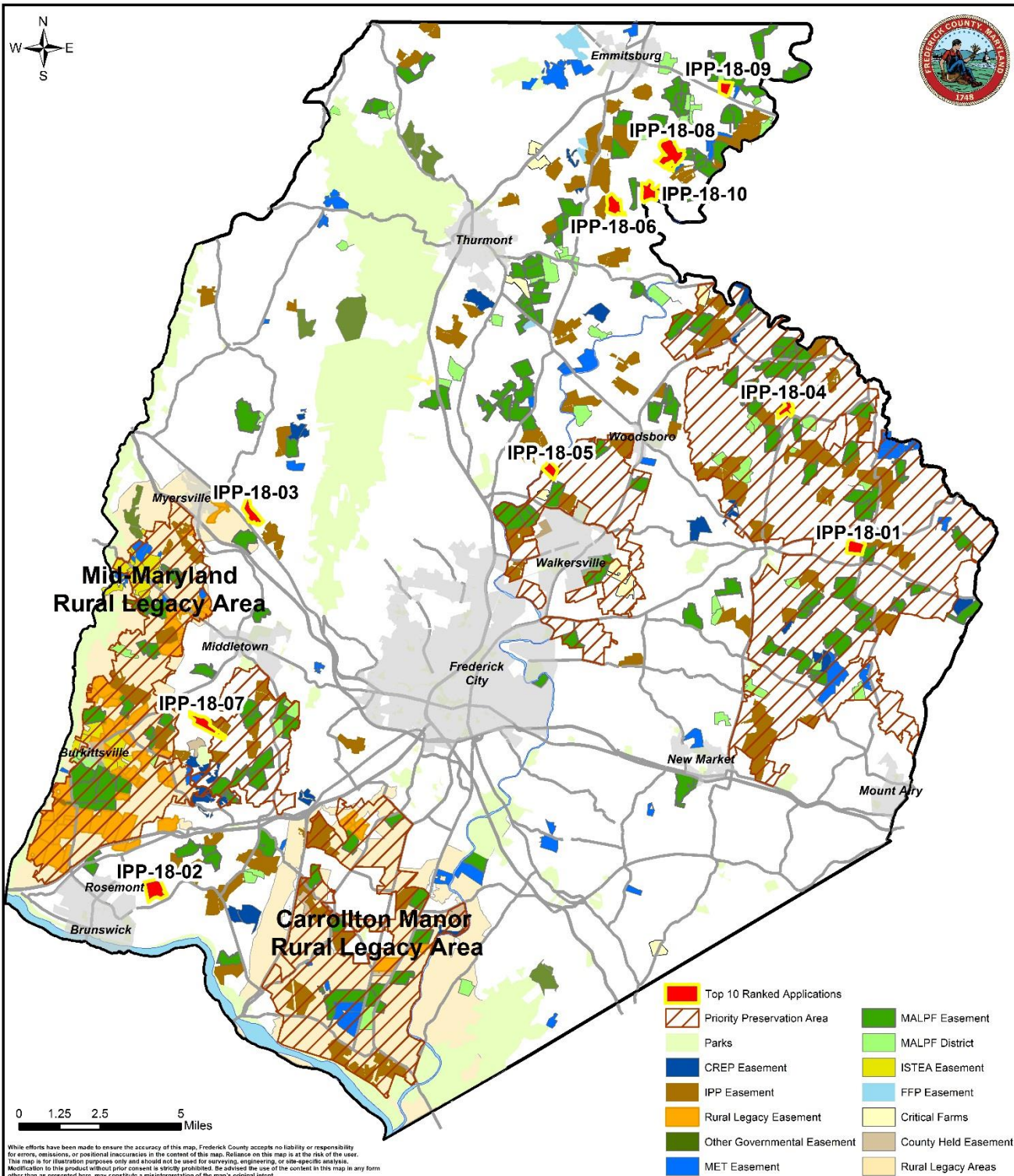
## FY-2018 Frederick County Installment Purchase Program (IPP) Applications Shown with Frederick County Comprehensive Plan Frederick County, MD

Planning & Permitting Division  
March 2018

0 1.25 2.5 5 Miles

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis. Modification to this product without prior consent is strictly prohibited. Be advised the use of the content in this map in any form other than as presented here, may constitute a misinterpretation of the map's original intent.



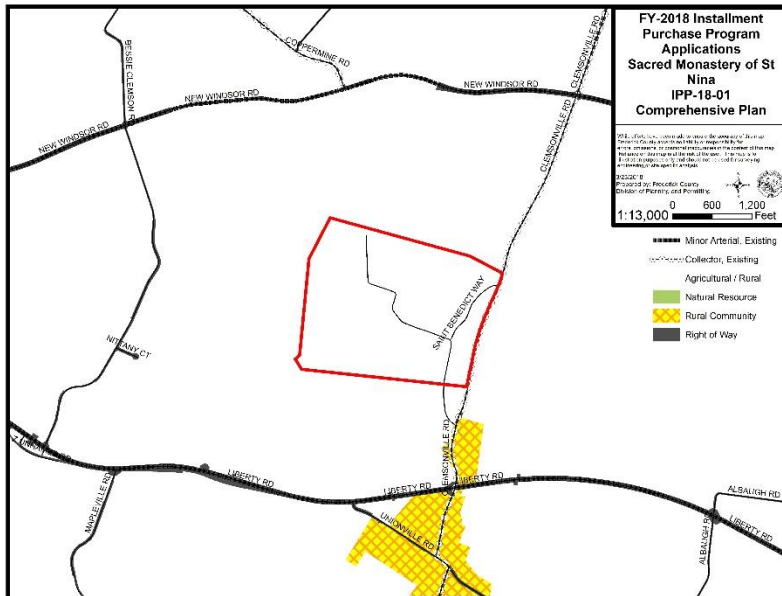


# FY-2018 IPP Program Applications Public Hearing Frederick County, Maryland

Frederick County  
Planning & Permitting Division  
March 2018

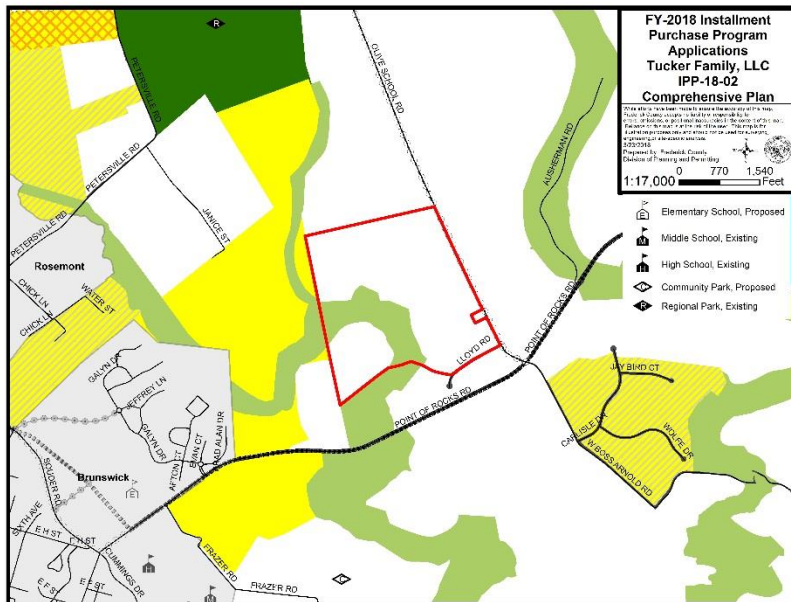
### 18-01- Sacred Monastery of St. Nina, Inc

133.03 acres located on the west side of Clemsonville Road, north of Liberty Road.



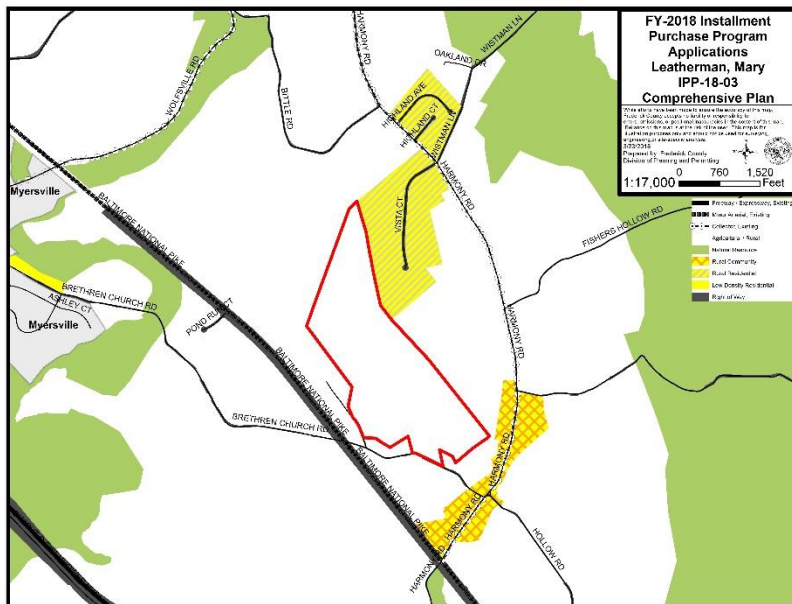
### 18-02- Tucker Family, LLC

198 acres located on the west side of Olive School Road, north of Lloyd Road. The property lies just outside the City of Brunswick.



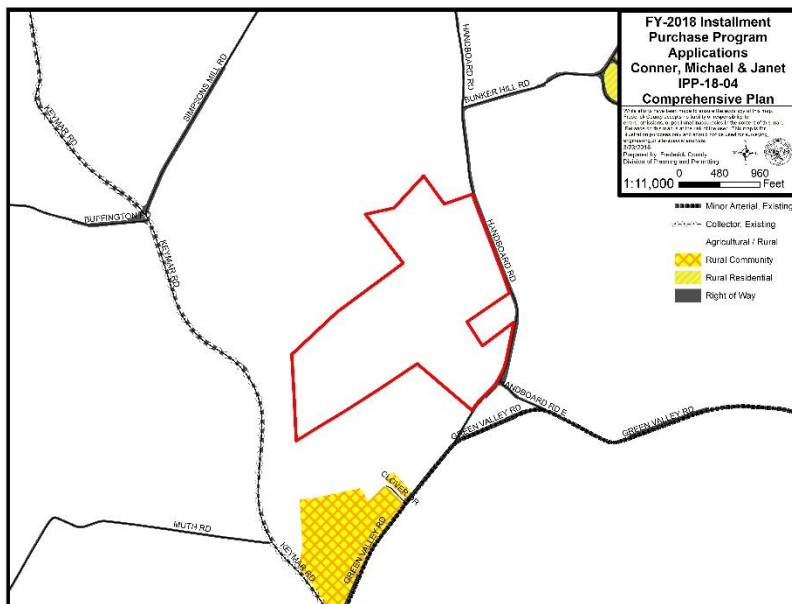
**18-03- Mary A. and Carroll F. Leatherman, Jr.**

149.78 acres located on the northeast side of Brethren Church Road, east of the Baltimore National Pike (US Route 40). The property is less than a mile from the Town of Myersville.



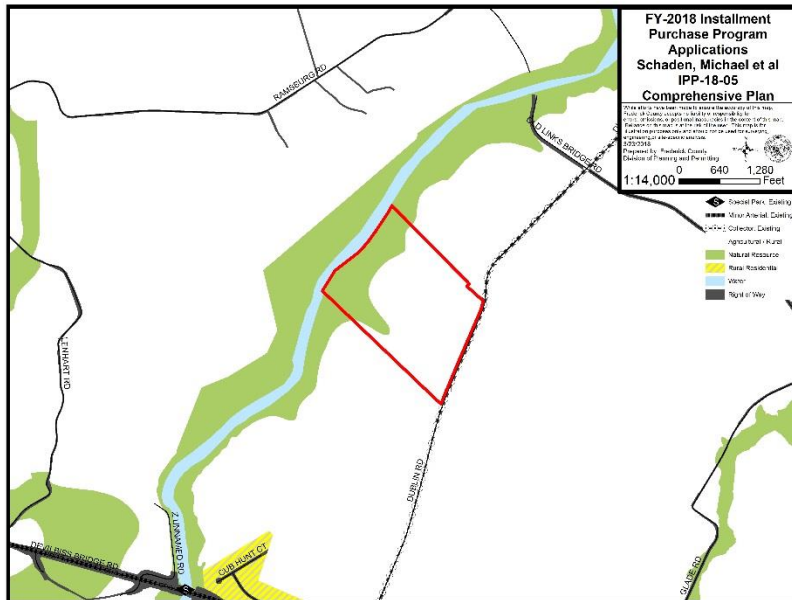
**18-04- Michael and Janet Conner**

96.51 acres located on the west side of Handboard Road, south of Bunker Hill Road, and north of Clover Drive.

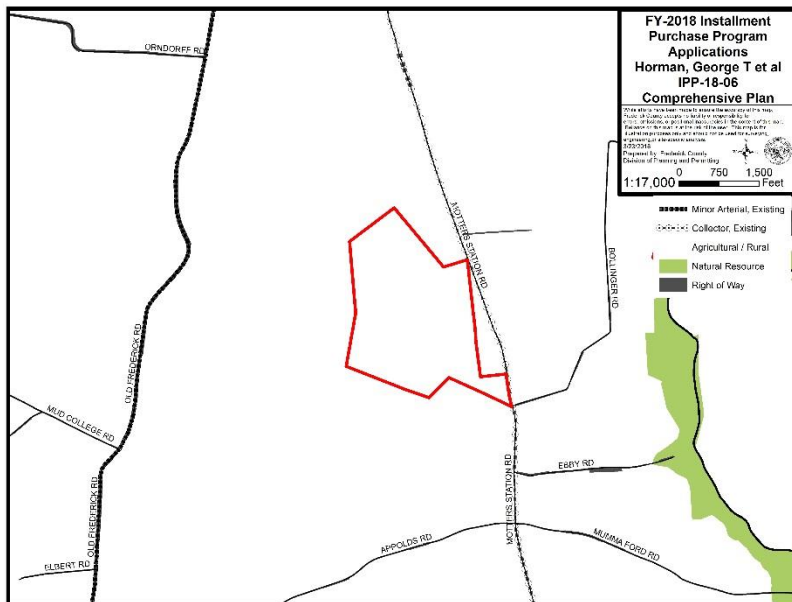




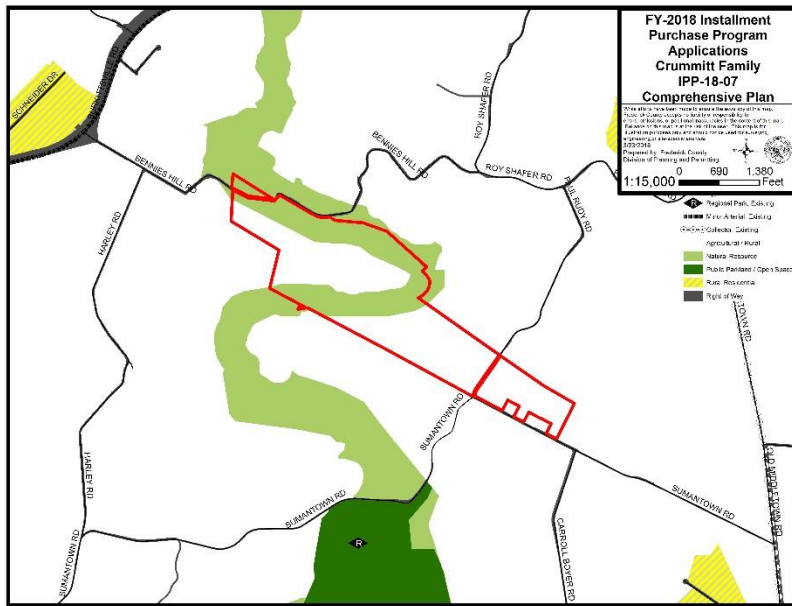
18-05- Michael Schaden and Jenny McGinnis, Trustees of Dublin Road Tree Farm  
 92.18 acres located on the west side of Dublin Road, south of Links Road. The Property is about a mile outside of the Town of Walkersville.



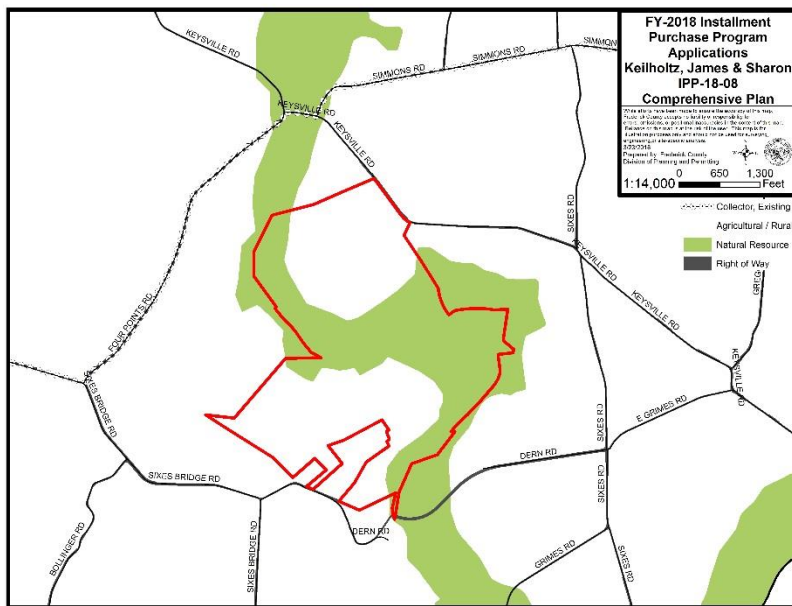
18-06- George T. Horman et al.  
 152.19 acres located on the west side of Motter Station Road, north of Ebby Road.



18-07- Deborah A. and Kieffer W. Crummitt et al. and David G. Crummitt  
 178.13 acres located on the north and south sides of Bennies Hill Road, and the east and west sides of Paul Rudy Road. The property is comprised of two parcels.



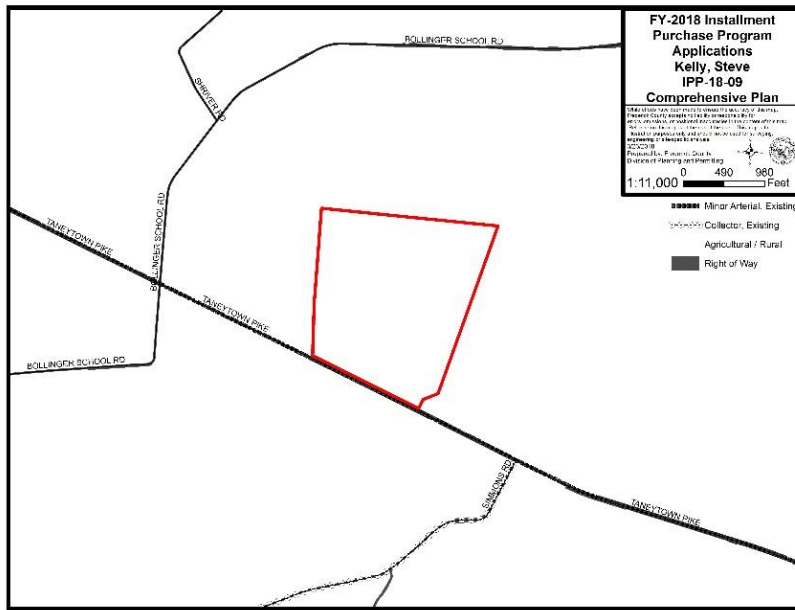
18-08- James and Sharon Kielholtz, Trustees  
 306 acres located on the south side of Keysville Road, west of Sixes Road. The property is comprised of two parcels.





18-09- Stephen W. Kelly

87.84 acres located on the north side of Taneytown Pike, east of Bollinger School Road.



18-10- J. Richard and Dorothy B. Valentine, Life Estate et al.c/o Dennis Valentine  
153 acres located on the west side of Sixes Bridge Road, south of Dern Road.

